

TOWN OF

KENSINGTON

AUGUST
2003
JOURNAL

Upcoming Meeting Schedule

Thursday, August 28 at 7:00 p.m. Work Session

Discussion of Variance Procedures

Tuesday, September 2 at 7:00 p.m. Public Hearing/Work Session

Public Hearing on a Variance Request for 3613 Farragut Avenue
Work Session immediately following Hearing

Monday, September 22 at 7:30 p.m. Town Meeting

Events

Monday, September 1 at 10:00 a.m.

36th Annual Kensington Labor Day Parade and Festival
3rd Annual Kensington Artisan Fair 11:00 a.m. to 3:00 p.m.

Labor Day Weekend
Paint the Town Art Show

Saturday, September 20th
Kensington 8k Race, 2 Mile Challenge and 1k Fun Run

Contact us at 3710 Mitchell Street, Kensington, MD 20895
Phone: 301-949-2424; Fax: 301-949-4925;
E-mail: mayor.council@tok.org; Web Site: www.tok.org

e-Announcements

If you would like to receive brief e-mail updates regarding Town business please sign up for e-Announcements on the home page of the Town's website (www.tok.org)

Farmers Market

Don't forget to stop by the Farmers Market Saturdays 8:00 – 12:00.

Building Permits Issued

Roof modification at 10410 Mannakee Street
Remove and install new signs at 3706 Howard Avenue and
10420 Montgomery Avenue
Tenant buildout at 3514 Plyers Mill Road

Thank You

Thank you to Margaret Fitzpatrick for her dedication in chairing the 8th Annual 4th of July Bike Parade.

Thank you to Kim Lehman and Sherri Holdridge for chairing and putting forth a great Town picnic. Thank you to David and Tracey Furman for providing the music for the picnic. Also, thank you to the Kensington Lions Club for once again providing the delicious hot dogs for the picnic.

Thank you to Quality Engravers for providing new signs, at no cost, for Clum-Kennedy Gardens.

Thank you to long time resident Virginia Humphreys for loaning the Town, once again, her antique dimpling rollers to enhance the concrete sidewalks with an architectural flare for Phase III of Howard Avenue.

Reminder

The Town Offices will be closed on Monday, September 1st. Trash pick up will be on Tuesday, September 2nd.

Labor Day Celebration

The 36th Annual Kensington Labor Day Parade is in the planning stages. The University of Maryland Marching Band will not be performing this year because the Town can no longer afford to pay their fee, which keeps increasing each year. However, we are thrilled to announce that we have secured commitments from four high school marching bands to be in the parade this year. In addition, we will have a new Bolivian dance troop and the WMZQ/Turkey Hill cow (VERY LARGE!) will hand out free ice cream sandwiches along the route! If you would like to volunteer or have any ideas for the parade, please feel free to call Jenny Smith at 301-946-3804.

Calling all military personnel who live in Kensington and served overseas in connection with the conflict in Iraq. If you would like to be part of a walking unit in the front of the

parade, please contact Jenny Smith at 301-946-3804. We would like to honor you and thank you for your service to our country!

Attention Kensington Residents

Are you a life long resident of Kensington? Are you 85 years of age or older? If you answer yes to both of the above questions, let the Town Office know. The Mayor would like to present you with a certificate of recognition for your continued support of our Town.

For Your Information

Rodent Control

Town Hall has received several complaints of rat sightings in the residential areas of the Town. Do not leave pet food outdoors, remove decayed wood, check compost piles and trash and garbage should be placed in containers with tight fitting lids. Rats do not carry rabies but they do carry over seventy diseases.

If you suspect a problem or have questions, please call Montgomery County Rodent Control at 240-777-3986.

Help Eliminate Mosquitoes

You can help eliminate the Asian Tiger mosquito by aggressively eliminating standing water. The Asian Tiger mosquitoes breed only in containers, not in large bodies of water. It only takes a week for mosquito eggs to turn into adult mosquitoes if they are in water. Eliminate standing water in any type of container that can hold a small amount of water such as bottle caps, cups, saucers under flowerpots, puddles from air conditioners, children's toys, clogged gutters or drainage systems that hold water. If you eliminate standing water in this area, you can help eliminate the Asian Tiger mosquito which can only fly 200 to 300 yards.

Deer Management Strategies

An increase in Montgomery County's deer population over the past decade has led to increased impacts including deer-automobile collisions, and damage to agricultural crops, natural ecosystems and home landscapes. Montgomery County Department of Park and Planning will pursue both non-lethal and lethal deer management strategies to reduce impacts resulting from a growing deer population. Information on the Department's deer management program can be obtained from the Commission's website, www.mc-mncppc.org/environment/deer, at the Commission's deer information hotline at 301-495-3585, or by calling the Department's wildlife ecologist at 301-949-4149.

Homeowner workshops are available to learn successful measures to take on private property to reduce deer damage to homeowners' landscaping and vegetable gardens. To receive information on up-coming workshops, call (301) 949-2909.

Message from the Mayor's Desk

In June the Mayor actively pursued \$95,000 funding from Montgomery County to complete Phase III of Howard Avenue Streetscaping. This funding includes the small gateway signs to be placed on Metropolitan Avenue, Plyers Mill Road, Summit Avenue and Kensington Parkway at the entrances to Town. The funding was inadvertently left out of the County budget for 2003-2004.

The Mayor is pleased to report that after several meetings with the County Council they approved the funding in the supplemental budget.

The Mayor, three Council Members, Susan Engels and David Furman attended the Maryland Municipal League Convention in June. As always the convention was well attended and provided more workshops than ever. MML is the only organization in Maryland dedicated to municipal government. The information and education provided by MML is extremely useful to municipalities. As our Town continues to grow and change in the new millennium our association with MML provides us with vital information and education to address the continuous changes we are experiencing. Our Town takes full advantage of all MML has to offer.

Montgomery Municipal Cable station (channel 16) has been out for several months due to the remodeling of the station. We hope to be back in service in Sept. 2003. Look for some of the events that were televised over the summer. They will be shown in the fall.

Several projects have been on going since April, we are waiting for bids on street work, St. Paul Park Phase II, exterior brick restoration on Town Hall, interior renovation of MMC. The fire alarm contract has been awarded to one of three bidders. The work will begin soon.

Kensington Arts Theater had a great event in July and we are looking forward to their next performance, Cabaret in October. Please take advantage of these low price performances within walking distance of your home.

On Saturday mornings after you pick up your fresh foods from the Farmers Market at the train station we hope you are walking across the street to Howard Avenue Park to enjoy the entertainment provided at 10:00 a.m. each week during the summer.

Our Town is known for its Antique Row, lovely parks, tree-lined streets, a historic district and many other amenities provided to our residents. CNN Money has Kensington listed as one of the top 10 areas sought in the Washington-Baltimore metro region.

Safeway Redevelopment Update

Background

The Safeway Corporation has decided to redesign and redevelop the Kensington store. The preliminary design was presented to the Kensington Commercial Design Review Committee in April 2002 and at a public meeting on April 29, 2002. At that meeting many issues were raised including on-site and off-site traffic circulation, building lines and site plans, streetscape design, truck loading and routing, development timing and product offering.

The design review process which has been proceeding since April, 2003 will likely take another 9 to 12 months. These required design, traffic and engineering reviews will continue to be conducted by the Planning Board Staff and then public hearings will be held by the Planning Board to determine the outcome of the proposal.

Although the Town does not have zoning powers, we do review and make recommendations to the Planning Board. The recommendations of the Town are considered carefully by the Planning Board when making their decision. Therefore, the Town will continue to be actively involved with the project by attending meetings with Safeway and the Planning Board staff through out the review process.

Design Issues

The current issues under discussion between Safeway and the Park and Planning Staff with input from the Town Government include:

1. Truck loading and unloading – Options that include separating automobile and truck traffic. Various entry and exit points to the site have been discussed. It is generally agreed that the only access that works and which causes the least disruption is to have the large Safeway Trailers enter and exit the site from Armory Avenue feeding from and returning to Knowles Avenue or Howard Avenue.
2. Vehicular conflict between trucks and automobiles – The Safeway has committed to restricting the hours of operation of Safeway trucks to prevent deliveries between the hours of 9:00 AM and 8:00 PM the principal hours for customer use of the garage.
3. Streetscapes – Safeway is undertaking further design studies of the Armory Avenue streetscape with a view toward improving the look and feel from the perspective of pedestrians. Park and Planning Staff will review the landscape plans as part of the redevelopment review.
4. Historic District Impact – Although not in the Kensington Historic District the Safeway design is being reviewed to assess its overall impact.
5. Traffic Circulation – To mitigate traffic impacts on Knowles Avenue, Safeway has agreed to add a third lane between Armory and Connecticut Avenue. This will permit a dedicated left turn lane for south bound Connecticut Avenue traffic and will help clear the Connecticut Avenue and Armory intersection. The vehicular entrance to the Safeway from Knowles will be designed to prevent entry from east bound Knowles

traffic to prevent backups at the Connecticut Avenue intersection. The proposed left turn lane will be reviewed by engineers from SHA as well as staff at Park and Planning.

Town of Kensington Position

The Town is very committed to the successful redevelopment of the Safeway store. A modern full-service grocery store is an essential ingredient in the retail mix of a community of our size and complexity. It would be unfortunate to lose the convenience and economic vitality we enjoy from the Safeway. The abandonment of the Safeway building would open a virtual wound in the economic and land use fabric of our commercial core.

Working with residents, Kensington business interests, Safeway and the various county and state agencies, the Town government will continue to provide input in this process for the improvement of the whole community – commercial and residential.

COUNCIL REPORTS

Council Member Carr

Traffic & Safety

The Town has purchased a speed trailer (Speed Limit 25, your speed XX) to help increase driver awareness of speeding on any and all roads where a speeding problem exists. The Traffic Advisory Committee is working on an initial rotation schedule at various hot spots around Town.

A subcommittee for Plyers Mill Road has formed to make recommendations on traffic calming and pedestrian safety.

Working on a grant proposal to obtain matching funding for pedestrian improvements near the center of Town.

Maryland State Highway Administration has completed milling and paving of Connecticut Avenue and included wider painted edgelines and dashed lines at the Town's request as a traffic calming measure.

Lighting

Researching a possible lighting ordinance that would reduce glare (painfully bright light from a bare bulb), light pollution (wasted light directed into the sky) and light trespass (overly bright light spilling from one property onto another) in commercial areas of our Town. Also working on ways to improve the aesthetics and reduce the cost of street lighting in our Town. Spoke with officials from neighboring jurisdictions of Chevy Chase View and Garrett Park. Both of these municipalities are undergoing improvements to their streetlights.

Attended several educational seminars at the Maryland Municipal League's summer convention including: Municipal Employment Issues, Ordinances and Resolutions,

Annexation, Effective Meetings, Web-enabled Government Processes, and Basics and Planning & Zoning.

Council Member Pfautz

Summer Study: Principally my time over the summer has been focused on drafting revisions to our building permit and variance procedures. Several meetings ago, Council Member Cowan and I agreed to try our hand at coming up with language to make our regulation more consistent with County Code while protecting the original intent of the 10-foot sideyard setback. Anyone who has been involved in or has sat through a variance hearing can attest to frustrations with the current process which we hope to improve by requiring more detailed project information before the hearing and making the basis for decision more transparent. We have worked over the past months - with the Mayor, Council colleagues and Town Attorney - to come up with a proposal that provides for reasonable expansion while respecting the Town's long-standing desire for maximum green space between homes. The Council will begin discussion on the proposed revisions at the August Meeting. We hope to introduce our changes at our September worksession and hold a hearing at the September Meeting. Please join us at these meetings - we want to hear your comments and thoughts. Working together we can adopt the appropriate framework for our current and future growth.

Plans for the Fall: My responsibilities for the upcoming year are infrastructure and parks. I look forward to continuing the good works of former Council Member Scharman, working with David Furman and the Mayor on infrastructure issues and especially working with the Mayor and Cabin Committee on rehabilitation of Kensington Cabin. Please call or e-mail me (pfautzl@staff.abanet.org <<mailto:pfautzl@staff.abanet.org>>) with your concerns and thoughts.

Council Member Timlin

At the inception of my service, I would like to institute a new feature in my Journal report: The Revitalization Toolbox. The toolbox will contain important meeting dates and issue summaries on revitalization and commercial issues. I hope our business community (and those who enjoy frequenting a wide variety of thriving businesses) find this feature of value. Please feel free to make suggestions or submit ideas! Enjoy your summer.



Revitalization

Toolbox

| | | | |
|--------------------------|--------------------|-----------|-----|
| Revitalization Committee | September 16, 2003 | Town Hall | 7pm |
| Promotions Workshop | September 2003 TBA | Town Hall | TBA |
| Signage Workshop | November 6, 2003 | Town Hall | 6pm |

Tree Board Meeting Minutes

The Tree Board met on June 20, 2003. In attendance: John Anderson, Ann Elsbree, Louise Hamilton, Barbara Scharman.

The status of the seasonal planting and take-downs of dead or hazardous trees on Town property was discussed. The effort to develop a database for management of the tree inventory data continues. The Town has engaged a consulting arborist on an as-needed basis and the results of his assessment of street and park trees and planting plans were discussed.

The Tree Board will continue to research tree preservation ordinances for the protection of trees on private property by studying tree preservation ordinances used by other Maryland towns and acquiring new ordinances recently passed by neighboring towns. The Board also will study any existing State requirements for tree preservation. Initially, it was decided to consider the concept of tree preservation plans for properties for which a building permit application is submitted to the Town.

Special Meeting

July 7, 2003 at 7:00 p.m.

Pursuant to Section 405 of the Town Charter, Council Members Carr, Cowan, Pfautz, and Timlin met to discuss the division of Council responsibilities.

The Council set responsibilities for the coming year as follows: Al Carr, Traffic and Safety; Glenn Cowan, Finance and Land Use Planning; Leanne Pfautz, Parks and Infrastructure; Sara Timlin, Revitalization and Strategic Planning.

The Council discussed a request by a Greenbelt Dog Training group to use St. Paul Park but felt this was not an appropriate use and suggested instead that the group look into other possibilities, including MNCP&P parks such as Kensington Cabin and Sunrise Park.

The proposal for resubdivision at 4010 Prospect Street was sent to LAP for their review and comments.

Council Actions

Council Member Cowan moved to approve Council Member Pfautz remaining as Mayor Pro Tem. Council Member Carr seconded and it passed unanimously.

Council Member Cowan moved to approve resolution no. 2003-02 to support the current traffic management plan on Beach Drive in Rock Creek Park which supports Beach Drive remaining open (Alternative B). Council Member Timlin seconded and it passed unanimously.

The following Resolution (No. 2003-03) passed unanimously: The Council applauds Safeway's efforts to redevelop their site and will continue to work with Town citizens, the Safeway Corporation and MNCP&P staff to further this goal.

Work Session of Mayor & Council

July 14, 2003

The Work Session commenced at 7:00 p.m., Mayor Raufaste, Council Members Carr, Cowan, Pfautz, and Timlin, Director of Operations Furman, Code Enforcement Officer Hamilton, and Clerk-Treasurer Engels were present and the following issues were addressed:

A public hearing was held on a variance request for 10213 Summit Avenue. The owner requested a variance for an encroachment of seven (7) inches for gutter and soffit in to the 10 foot side lot line setback and an encroachment of four (4) inches for two window wells into the 10 foot side lot line setback that is required due to an irregular property shape. Neighbors opposed the variance request.

The Mayor swore in Jay Kaiser and Leslie Olson for the office of Audit Committee. Jeffery Capron was also sworn in on July 24th for the Audit Committee.

The minutes from the June 9, 2003 Town Meeting were reviewed.

The Project List was reviewed and updated. Because there is no pending Council action on either, charter review and recommended changes to HAWP application, have been removed from the project list. Enforcement of the sign ordinance was added to the project list.

Enforcement of the sign ordinance was discussed and the Council concurred that signs not in compliance would be inventoried and notice given to owners explaining the process and extending compliance.

The Council discussed proposed changes to the building permit/variance ordinance which would allow certain exemptions except for new construction among other things. The Council agreed to submit a draft to the attorney for review and to hold a hearing on proposed changes to the Town's building permit and variance procedures at either the August or September Town Meetings.

Due to unequal back yard trash service being provided and the fact that current crew size makes back door service impractical as it has been carried out in the past, the Council agreed to eliminate back yard trash pick up.

The meeting schedule was set as follows: September 2, Work Session; September 22, Town Meeting; October 7, Work Session; October 27, Town Meeting; November 3, Work Session; November 24, Town Meeting; December 15, Work Session.

The monthly correspondence was reviewed.

Council Actions

Council Member Pfautz moved to deny the variance request for 10213 Summit Avenue because the lot was not so exceptionally narrow, a hardship had not been demonstrated by the applicants and several neighbors had expressed opposition. Council Member Timlin seconded the motion. Council Member Cowan and Carr voted against the motion. The Mayor voted against the motion due to it not being detrimental to the adjoining properties. The motion did not pass.

Council Member Cowan moved to grant the variance for 10213 Summit Avenue as requested. Council Member Carr seconded the motion. Council Member Timlin and Pfautz voted against the motion. The Mayor voted in favor of the motion and it passed.

Council Member Pfautz moved to approve the minutes from the June 9th Work Session as circulated. Council Member Timlin seconded and it passed unanimously.

There being no further business, the meeting adjourned at 10:45 p.m.

PAINT THE TOWN ART SHOW

Labor Day Weekend, 2003

The Montgomery County Art Association, together with the Town of Kensington will be featuring the 9th annual "Paint the Town" art exhibit and sale. The Kensington Armory, located at 5710 Mitchell Street, will display a colorful array of oils, acrylics, watercolors, pastels, drawings, sculpture and other mixed media. The exhibit is open to all area artists, and viewing is open to the public. Entry requirements include one work featuring Kensington, MD. Each artist may enter up to three works (two being artist's choice) as well as bin work.

The Children's Art Exhibit

We are excited to continue this new addition to the Paint the Town Show! People must be 17 or under and can submit one piece of artwork, matted and framed with a wire for hanging. This portion of the show will not be judged, but a certificate of participation will be given out to each entrant. Parents or Guardians must bring the artwork and sign in on Friday, August 29th, 10am ~ 12noon, or 5pm ~ 7pm at the Kensington Armory. The reception is on Saturday, August 30th, from 5:30pm ~ 7:30pm.

PLEIN AIR ART HAPPENING

Saturday, August 30, Sunrise~3pm

Come join us on Saturday, August 30 in Old Town Kensington to paint in the open air!
You will need:

- \$5~ cost per artist
- Registration form and Sign-in
- What you intend to paint on—it must be stamped by us (MCAA) to be hung and judged
- Lightweight, stiff backing if your work is done on anything flexible, as framing is not required

Start time is Saturday, August 30 at sunrise and you must submit your work by 3:00pm at the Armory. Mayor Lynn Raufaste of Kensington will be the judge of the Plein Air works. Cash awards and certificates will be awarded for both the Paint the Town Show and the Plein Air Art Happening. Enter both!

Opening Reception, Saturday, August 30
5:30 ~ 7:30 pm

For information—Donna Kenney 501-564-5952, kenneyk@erols.com

36th

***Annual Kensington Labor Day
Parade and Festival***

**Monday, September 1, 2003
10 a.m.**

**The parade and festival will feature
marching bands, antique fire trucks
& automobiles, horses, vendors etc.**

\$200 prize awarded to the best float.

**"UpSlide" - performance at 12 noon
near Town Hall. Great entertainment for
the whole family!**

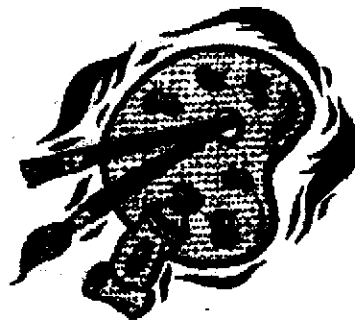
Questions ? Call Jenny Smith at 301-946-3804

HERE COMES THE LOCAL TALENT...

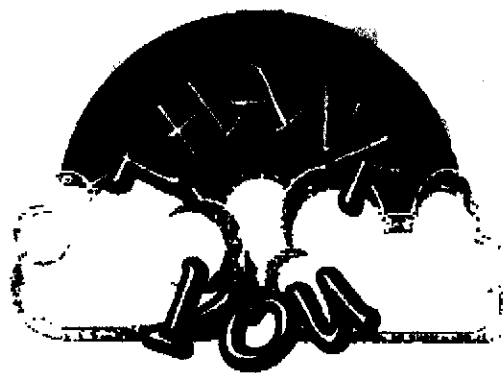
**3RD ANNUAL
KENSINGTON ARTISAN FAIR 2003**

**MONDAY, LABOR DAY
SEPTEMBER 1ST, 2003
11:00A.M. TO 3:00P.M.
AFTER THE PARADE**

**HEAVENER HALL
UNITED METHODIST CHURCH
ARMORY AVENUE
TOWN OF KENSINGTON**



<DO NOT MISS IT>



A Certificate of Recognition was given to Diantha Powers, a long time resident celebrating her 90th birthday this year.

A Certificate of Appreciation was given to Caitlin Furman for delivering the Town Journal to the residents on the West side of Connecticut Avenue during her high school years.

Thank you to the Kensington Telephone Directory Committee:

*Helen Wilkes-Chairman, Debra McCurry,
Lucia Rather, Wat Stewart, Gloria Capron*

A full list of volunteer committee members is on page two of your directory. If you did not receive a new directory, please stop by Town Hall and pick one up.